

1. CALL TO ORDER

Chairman Pro Tem Johnson called the meeting to order at 6:30 p.m. on Thursday, March 8, 2018.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Blinova, Creech, Dorband, Johnson, Kalis and Powers. Commissioner Ruffatto was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector and Kyle Goetzelmann, Civil Engineer.

4. CHANGES TO THE AGENDA

Ms. Jones reported that the petitioner for Item 7C, Docket No. 2018-3A&B, Mexico Mufflers and Brakes, 1210 N. Elmhurst Road has requested that the docket be continued to March 22, 2018. They would like to continue without discussion this evening.

5. CITIZEN CONCERNS AND COMMENTS

Commissioner Powers read the following statement.

Members of the general public may address the Plan Commission with concerns or comments regarding issues relevant to the Plan Commission's agenda or topics that the Plan Commission has the authority pursuant to the Village Code to address. The Chairperson or his or her designee shall strictly restrain comments to matters that are relevant to the Plan Commission's business and shall not permit repetitious comments or arguments. Members of the general public who wish to address the Plan Commission must sign the request to speak prior to the commencement of the public hearing. A personal submitting a petition, concern or other comment shall be allotted 5 minutes to present their points.

From the audience, Mr. Terry Steilen came forward. He was in front of the Commission a few weeks ago discussing property maintenance and the Plan Commission reported that the Commission didn't have any control over property maintenance issues or deterioration since it was covered under other ordinances, policies and procedures. He did some research and referred to Title 2, Section 54.050 under powers and duties. The first comment was that the Plan Commission shall have the following powers and duties. He reminded the Commission that they had been advised by the attorney that the word "shall" has some special meaning and it didn't mean should or could but needed to be done. He distributed a copy of the Plan Commission's responsibilities and referred to

#15 that specifically stated, “To promote and encourage aesthetic growth in the community.” He felt property maintenance fell into the deterioration category. He referred to Section 2.54.070 under Reporting on Improvement Regulations which specifically states that the Director of Community Development shall furnish the Plan Commission for its consideration a copy of all ordinances, plans and data relevant to public improvements of any nature. The Plan Commission may report in relation there to if it deems a report necessary or advisable for consideration of the Village Board of Trustees. Mr. Steilen was unsure of the definition but assumed that the Director of Community Development should provide to the Commission copies of the International Standard Property Maintenance Manual. He felt it would give the Commission complete understanding of what was going on in terms of property maintenance and allow the Commission to offer suggestions as required to the Village Board on anything they feel might be different.

Mr. Steilen researched the International Standard Property Maintenance Manual and in section 304.2 it includes things like peeling, flaking and chipped paint shall be eliminated and surfaces repainted. It also states that all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. He mentioned there was a lot of peeling paint around the Village and he hoped the Plan Commission would have a discussion with Staff if they had any responsibility for looking into the deterioration of entities in the Village.

6. CONSENT ITEMS - None

7. ITEMS FOR REVIEW

- A) Docket No. PC 18-4
Wheeling Town Center
351 W. Dundee Road
Approval of Final Plat of Subdivision

Mr. Brad Friedman, WTC LLC was present.

Mr. Friedman explained adjustments needed to be made in order to omit Lot 7 and a portion of Northgate Parkway from the plat in order to get their initial land conveyance to start construction. They have been working with IDOT for a longtime and have finally acquired the parcel. They will get the deed soon and have already made the payment. They need to amend the plat and reincorporate the IDOT fragment (leftover right-of-way parcel) into the amended plat of subdivision so they can build buildings F&G which is part of Lot 7.

None of the Commissioners present had any questions for the petitioner.

Ms. Jones referred to a couple of conditions that were not listed in the Staff Report. One of the conditions is related to a storm water easement (noted in the red line on an exhibit from the Village Engineer) – Modifications to the plat are subject to final review and comments from the Village Attorney and Village Engineer. Also, that the plat shall include a public storm water easement as shown in the easement exhibit provided by the Village Engineer. Mr. Friedman responded by stating that they could not do it. They spoke with their civil engineer and general contractors and unless the

Village could install what they want within the next four weeks, they couldn't do it. They are breaking ground next month and pouring the foundation for the Starbucks pad. They have delivery dates they must meet and can't have the Village go in and rip up work that would interfere with their delivery of the Starbucks pad. Mr. Goetzelmann stated that it was his understanding that the easement was outside of the building's foundation. He stated that he was not intimately involved with the project. Mr. Friedman agreed it was in the drive-thru lane for Starbucks. Mr. Friedman suggested cutting through a portion of Lot 3 and then angle the pipe across the street. He referred to their signed and executed lease and delivery dates they had to meet. He apologized that it wouldn't work but explained the Village pulled it on them at the last minute and it was not appropriate. He explained they had been working with Jon Tack on the extension of the pipe to go across Dundee and it had been the plan all along. He felt the last-minute change put a wrench on their construction schedule and interferes with the delivery dates promised to their retail tenants. Mr. Goetzelmann explained the conversation needed to be done with Jon Tack. Mr. Friedman confirmed they had conversations with Jon Tack and Mr. Ferolo.

Ms. Jones stated for the record it was Staff's Recommendation and the Plan Commission was not the final body that approves the plat. She felt it needed to move forward because of the timing. Mr. Friedman wants to work with the Village and explained that if they would have known about it a longtime ago it would have been fine. It is too late now. It impacts the delivery date of their tenant. Ms. Milluzzi wants to work it out but it is the Plan Commission's decision if they want to include it in the condition. Ms. Jones mentioned that the condition relative to the exhibit on the overhead could be removed. The condition that modifications on the plat were subject to final review and comments from the Village Attorney and Village Engineer could be left and then hopefully both parties could come to an agreement. Mr. Friedman agreed. He reiterated they could give the Village the easement for Lot 3 but not Lot 2.

Chairman Pro Tem Johnson asked for an explanation on what was being discussed. Mr. Goetzelmann explained he thought the easement had to do with the storm water pipe that goes under Dundee Road to help convey storm water comp storage credits from the developments to the north. Mr. Friedman further explained it was Plan B. If the Village couldn't get an easement from the property owner on the other side of Dundee. He was unaware that it was not finalized.

Ms. Jones felt all of options would be covered under the statement that "Modifications to the plat are subject to final review and comments from the Village Attorney and Village Engineer." Mr. Friedman agreed with the proposed condition.

Commissioner Powers moved, seconded by Commissioner Blinova to recommend approval of Docket No. PC 18-4; Final Plat of Subdivision, which is amending the Subdivision for the Wheeling Town Center under Title 17, Planning Subdivisions and Developments as shown on the Plat dated February 26, 2018, prepared by Gremley & Biedermann, Illinois Professional Land Surveyor No. 184-005332, on behalf of WTC LLC, for the property consisting of approximately 16.25 acres described as the vacant parcel currently known as 351 W. Dundee Road, the commuter parking lot adjacent to the Wheeling Metra Station, and the right-of-way of Northgate Parkway, located in Wheeling, Illinois,

With the following conditions:

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1. That the Plan Commission Chair and Secretary sign the document and forward the recommendation to the corporate authorities for review and consideration; and
2. Modifications to the plat are subject to final review and comments from the Village Attorney and Village Engineer.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband questioned why it was brought up at the last minute. Ms. Jones explained it came to Staff last week and Staff didn't have time for a thorough review and the comments came from the Engineering Division today.

- B)** Docket Nos. 2017-19 A,B,C,D&E (continued from January 25, 2018 without discussion)
Pete's Perfection
435 S. Wheeling Road
(2017-19A) Rezoning from MXT Mixed-Use Transit Oriented District and I-4 Heavy Industrial District to I-3 General Industrial District
(2017-19B) Special Use-Site Plan Approval for Heavy Motor Vehicle Outdoor Storage
(2017-19C) Special Use-Site Plan Approval for a Heavy Motor Vehicle Parking Lot
(2017-19D) Special Use-Site Plan Approval for Heavy Motor Vehicle Repair
(2017-19E) Zoning Variations Related to Parking Setback and Minimum Green Space

See Findings of Fact and Recommendation for Docket No. 2017-19A,B,C,D,&E.

Commissioner Dorband moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-19A, granting a Rezoning from MXT Mixed-Use Transit Orient District and I-4 Heavy Industrial District to I-3 General Industrial District, as illustrated on the staff exhibit "Existing vs. Proposed Zoning" dated December 21, 2017, 435 S. Wheeling Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None

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ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Kalis to recommend approval of Docket No. 2017-19B to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish Heavy Motor Vehicle Outdoor Storage, in accordance with the following exhibits submitted February 8, 2018 for Pete's Perfection at 435 S. Wheeling Road, Wheeling, Illinois:

- Cover letter and exhibits (46 sheets total),
- Location map/title sheet,
- Existing conditions,
- Redevelopment/site plan,
- Existing floor plan,
- Existing building elevations,
- Fencing proposal and exhibit (2 sheets),
- Photometrics plans (5 sheets), and
- Plat of survey.

And with the following conditions:

1. If necessary and prior to permit issuance, a new utility easement shall be recorded that aligns with the location of the existing Village utilities;
2. A Fire Department approved Knox Box shall be provided at the south lot entrance gate to provide site access;
3. Provided vision is not obstructed for trucks exiting the site, additional shrubs and a tree shall be added in front of the new 13 linear feet of fencing along Wheeling Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Powers moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-19C to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish a Heavy Motor Vehicle Parking Lot, in accordance with the following exhibits submitted February 8, 2018 for Pete's Perfection at 435 S. Wheeling Road, Wheeling, Illinois:

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- Cover letter and exhibits (46 sheets total),
- Location map/title sheet,
- Existing conditions,
- Redevelopment/site plan,
- Existing floor plan,
- Existing building elevations,
- Fencing proposal and exhibit (2 sheets),
- Photometrics plans (5 sheets), and
- Plat of survey.

And with the following conditions:

1. If necessary and prior to permit issuance, a new utility easement shall be recorded that aligns with the location of the existing Village utilities;
2. A Fire Department approved Knox Box shall be provided at the south lot entrance gate to provide site access;
3. Provided vision is not obstructed for trucks exiting the site, additional shrubs and a tree shall be added in front of the new 13 linear feet of fencing along Wheeling Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Kalis moved, seconded by Commissioner Blinova to recommend approval of Docket No. 2017-19D to grant Special Use-Site Plan Approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts, Chapter 19-10 Use Regulations, Chapter 19-12 Site Plan Approval Requirements, in order to establish Heavy Motor Vehicle Repair, in accordance with the following exhibits submitted February 8, 2018 for Pete's Perfection at 435 S. Wheeling Road, Wheeling, Illinois:

- Cover letter and exhibits (46 sheets total),
- Location map/title sheet,
- Existing conditions,
- Redevelopment/site plan,
- Existing floor plan,
- Existing building elevations,
- Fencing proposal and exhibit (2 sheets),
- Photometrics plans (5 sheets), and
- Plat of survey.

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And with the following conditions:

1. If necessary and prior to permit issuance, a new utility easement shall be recorded that aligns with the location of the existing Village utilities;
2. A Fire Department approved Knox Box shall be provided at the south lot entrance gate to provide site access;
3. Provided vision is not obstructed for trucks exiting the site, additional shrubs and a tree shall be added in front of the new 13 linear feet of fencing along Wheeling Road.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Creech to recommend approval of Docket No. 2017-19E to grant the following variations from Title 19, Zoning, of the Wheeling Municipal Code, which are related to the heavy motor vehicle parking, storage, and repair, as shown on the site plan submitted February 8, 2018 for Pete's Perfection at 435 S. Wheeling Road, Wheeling, Illinois:

Chapter 19-07, Industrial Districts, Section 19.07.040 I-3 General Industrial District,

1. Subsection D3, Minimum Green Space, reducing the minimum required green space from 25% to 8%; and
2. Subsection E Parking Setbacks, reducing the minimum required parking setback from the south side property line from 10 feet to 1.5 feet.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Commissioner Dorband moved, seconded by Commissioner Powers to close Docket No. 2017-19A,B,C,D&E. The motion was approved by a voice vote.

- C) Docket No. 2018-3A&B
Mexico Mufflers and Brakes
1210 N. Elmhurst Road
(2018-3A) Special Use-Site Plan Approval for Light Motor Vehicle Repair
(2018-3B) Zoning Variations Related to Required Parking, Green Space,
Building Setback, and Parking Setback

Chairman Pro Tem Johnson announced the petitioner had requested a continuation to March 22, 2018.

Commissioner Powers moved, seconded by Commissioner Blinova to continue Docket No. 2018-3A&B to March 22, 2018.

On the roll call, the vote was as follows:

AYES: Commissioners Blinova, Creech, Dorband, Johnson, Kalis, Powers
NAYS: None
ABSENT: Commissioner Ruffatto
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- D) Docket No. 2018-4
Wingspan Development
889-903 W. Dundee Road
Concept Review of a Mixed-Use Retail and Residential Planned Unit

Mr. Chris Coleman, 1001 Feehanville Drive, Mt. Prospect was present.

Mr. Coleman reported they had worked with Village Staff on the project known as Dundee Plaza which is approximately 500' west of Elmhurst Road on the south side Dundee Road and immediately adjacent to Dunhurst Plaza and next to London Middle School. The property has approximately 800' of frontage along Dundee and currently has two buildings. One is approximately 28,000 square feet that is partially occupied and another one is about 40,000 square feet that is totally vacant. The site is 11.5 acres and is an unusual shape with an extension further south.

Mr. Coleman provided a revised site plan after discussions with Staff. They have divided the property into two uses. The south portion of the property is designed for rear loaded townhomes for sale. They have extended Jenkins Court west and it then bends north into the parking lot. The north bend would be a one way out controlled by signage. Each of the townhome has space behind the townhome for two cars in the garage and two behind the townhome. They have additional parking along the main collector road and additional parking at the end.

Mr. Coleman stated they were in discussions with the Fire Department. They were sensitive to the lengths of the motor courts and then making sure they had room at the end for snow storage. The initial plan included a cul-de-sac but based on comments from the Fire Department and Public Safety, they determined it would be better to extend it all the way through.

The north side of the property is redesigned for retail space with three buildings. The existing buildings were designed from a different time period for different commercial users. The proposed spaces are designed for today's tenants. Each building is designed with a drive-thru so there would be three drive-thru opportunities within this development. Also, the depth of the spaces is designed at 80' which is less than the existing. They have more than adequate parking and have eliminated an access point. It is immediately adjacent to the exit from London.

Mr. Coleman explained the uniqueness of the property is that Dunhurst is to the east and Dundee Plaza to the west but they share an entrance. They worked with Staff to develop an appropriate traffic flow and restrictions so people don't try to exit building A.

The property has approximately 60,000 square feet of retail space on the exiting property. The proposed is approximately 35,000 square feet of retail. Each building is about 16,000 square feet and the single user is about 3,700 square feet as currently shown.

Mr. Coleman provided a concept rendering of the retail. It is a very attractive contemporary retail commercial design. The flexibility within the space has users that require limited space or someone that could take three spaces. The building provides much more flexibility in terms of approaching the market.

Mr. Coleman provided a concept for the rowhomes. There are two different designs. One of the designs include an English basement entering on a split foyer and a non-English basement entering at grade. The reason for the different designs is because they had not completed the engineering. They are unsure of the topography of the site so they wanted to present both designs.

The floorplan includes two garage spaces and the main living space with the bedrooms on the next level.

The property is located in a TIF district and they will be taking advantage of the TIF. It is primarily related to the soil conditions on the property and the detention. There are a couple characteristics of the soil. One has a very high moisture content based on the soil borings they did and there are also some geo technical issues related to the stability of the soil so they anticipate they will need to do some cut and fill on the western portion of the property. Some of the exiting soils look like they were filled from some time ago. They would remove the soils and replace them with structurally fill. There are also some old foundations around the mid-section on the western part of the property. The neighbor to the south has an existing condition since it is the lowest point of the property so it is a wet area. They will capture the low area and get it off the site. They will use a vault detention system in the parking lot of the revised retail. They want to solve the low area drainage issue for the exiting homeowners.

They like the site because it includes a natural transition of density. Today there are single family homes that back directly up to commercial property. Typically, a transition of use is preferable. There is some existing vegetation along the south property line that they would like to try to keep even though the trees are not the most attractive. They are grown trees and provide some screening. If the trees can't be maintained, they will provide a landscaping buffer along the south property line. They will also put some landscaping on top of the berm to provide some screening between the townhomes and the commercial.

Mr. Coleman referred to a question from the Board. He was asked if there was one plan and he interpreted the question to mean one style of architecture. He explained within the rowhomes there will probably be three floorplans with one rowhome design.

Mr. Coleman is optimistic about the property and the prospects of redeveloping it. They can understand why it has not happened yet based on their due diligence about the soil conditions. They don't believe the redevelopment would be viable without the TIF because of the costs associated with the soil conditions.

Commissioner Dorband like the concept but she felt it was way too dense and she didn't think there was enough guest parking.

Commissioner Dorband didn't see how they addressed the storage of snow. She didn't think there was enough space for the storage of snow. She felt if they doubled the amount of guest parking, they would have a place to put snow if needed. She questioned why the location of the guest parking was not balanced. Mr. Coleman explained they exceeded the parking requirement under the zoning. They have 2 spaces in each garage for the residents with two spaces behind each rowhome. He noted the location of the other guest parking spaces. Commissioner Dorband hadn't seen all the spaces. Mr. Coleman explained the private drive was designed to Village street width. It is a 28' wide street so a guest could also park on the drive. They will include some car images when they return for the formal presentation. They feel confident that it had adequate parking. Commissioner Dorband agreed after she realized there was additional guest parking.

Commissioner Dorband questioned if the proposed garages were standard size. Mr. Coleman confirmed the garage width was between 20.5' and 22' which means the interior of the garage would be a minimum of 19.5'. He confirmed there would be enough room to pull the car in and easily open the doors. Commissioner Dorband mentioned the Village requires the trash cans to be stored inside the garage. She wants to make sure there would be enough room.

Commissioner Creech didn't have any questions. He thought it looked pretty good.

Commissioner Blinova didn't have any questions. She didn't want to see the empty plaza. She felt it would be beautiful.

Commissioner Kalis lives across the street and is very excited about the redevelopment. He felt the proposed 19.5' garage width was sufficient.

Commissioner Kalis questioned if they were dividing their property from London on the west side

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using landscaping. Mr. Coleman thought they discussed using a fence. They maintain a crosswalk and there is a sidewalk that runs up to Dundee Road to capture any school children.

Commissioner Kalis had heard the proposed site was super moist and would be difficult to build on. Mr. Coleman explained the high moisture soils would be cut out and soils with compacting characteristics would be brought in to support the foundation.

Commissioner Kalis questioned if the existing homes by the low areas currently flood. Mr. Coleman didn't think the homes flooded but the area was soupy. He agreed it was a benefit to fix it for the existing homeowners.

Commissioner Kalis referred to the detention area behind building B. Mr. Coleman confirmed the area would be a low grassy area between the commercial and rowhomes. The basin would be primarily dry. They anticipate they would need more capacity so that is what prompts the underground vault.

Commissioner Kalis questioned what happened to the exiting tenant. Mr. Coleman explained they were a contract purchaser subject to the zoning. When they take title to the property, they would become their landlord and would then operate under the terms of their lease. They would negotiate with them an agreeable solution. The existing building would be demolished.

Commissioner Powers referred to the west side of the property. He questioned if a car could go to the London School lot. Mr. Coleman confirmed there was no access. Commissioner Powers questioned if they had considered sharing the driveway.

Commissioner Powers questioned if the berm on the south side would include landscaping. Mr. Coleman explained they didn't think they would put a berm on the south side. If they used a berm it would be to contain the overland water flow. They would more likely do vegetation along the south property line.

Commissioner Powers questioned if there would be any green space on the north side of the property. He questioned if they would have landscaped islands in the parking lot. Mr. Coleman explained they would have the opportunity to do landscaping in the parking aisles. Commissioner Powers requested that they keep it in mind to add some landscaping.

Commissioner Powers referred to the 50' between units 13 and 18. He asked about the surface for the parking behind the units and how they would be defined. Mr. Coleman explained the rowhomes had a 4' wide section between the garage doors behind the rowhomes. The 4' wide section was typically landscaped out to a 18-20' distance using a hardy groundcover.

In reply to Commissioner Powers' question, Mr. Coleman confirmed everyone came out onto Jenkins Court. Mr. Coleman confirmed there were two exit points onto Dundee.

Commissioner Powers expressed concern about the snow removal.

Chairman Pro Tem Johnson questioned the zoning. Ms. Jones confirmed it would be a PUD. They

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are meeting the parking requirement for the residential so they would not need any identified code relief for parking. She confirmed these were the types of uses the Village is looking for in the MXT District.

Chairman Pro Tem Johnson questioned if the drive on the west end would be one-way. Mr. Coleman confirmed it would be one-way controlled by signage. Chairman Pro Tem Johnson questioned if the homeowners would need to drive out onto Dundee to use one of the drive-thrus in the commercial area. Mr. Coleman explained they were trying to eliminate people that were lost. If a homeowner wanted to stop at the center before going home, they would most likely violate the rules. Chairman Pro Tem Johnson suggested rethinking it. Mr. Coleman suggested doing something that made it more obvious. They don't anticipate a lot of traffic going south. Ms. Milluzzi questioned if the road would still be the width of two cars. Mr. Coleman agreed.

Commissioner Kalis questioned why they were making it a one way when most people would not be driving into the neighborhood if they didn't live there. He thought it was strange. Chairman Pro Tem Johnson thought they should want the homeowners to be using the shopping center.

Chairman Pro Tem Johnson referred to the drive-thru at Building A. He thought it would be tough to do. Mr. Coleman explained they would have the curb continue so the cars would need to turn left.

Chairman Pro Tem Johnson suggested moving the proposed sidewalks away from the curb.

Chairman Pro Tem Johnson questioned if there was a sidewalk by the trash enclosure that runs behind the retail. Mr. Coleman confirmed the markings on the plan were for a curb and landscaping.

In reply to Chairman Pro Tem Johnson's question, Mr. Coleman confirmed the units would offer 2-3 bedrooms and then the lower level would have a den that could possibly be used as a guest room.

Chairman Pro Tem Johnson thought the development was very attractive. He expressed concern about having another strip mall in the Village since there were already many empty storefronts. Mr. Coleman mentioned they had a similar development in Arlington Heights that has a Sherman Williams and a couple of smaller retailers and a Culvers as the outlot. They are moving their buildings closer to a street that has 25,000 cars a day on Dundee Road and the existing building is so far back from the street that it can't be seen when approaching from the west. They are moving their buildings closer to the street so it would also be visible from Route 83. He agreed there was a lot of retail in the Village but not a lot with drive-thrus. They believe the end caps would make a significant difference in terms of the success of those businesses.

Commissioner Powers questioned how they would handle the residential mail delivery and trash pick up. Mr. Coleman explained the trash containers will be stored in the garages and then the trash would be put out by the garage and the garbage truck would backup into the motor courts. The postal service mandates every new development to have a common box. They would typically be mounted by the curb for easy access for the carrier.

Commissioner Dorband explained she puts her garbage cans on the sidewalk in her development. She was unsure how it would work in this development. She felt the garbage cans would block a

driveway.

Commissioner Kalis questioned if they had considered the selling price of the townhomes. Mr. Coleman stated that preliminary they anticipate they would be in the high 290s or low 300s to start.

Commissioner Creech questioned if the exit to Dundee Road would be a right in and right out. Mr. Coleman confirmed the exit in the center was a full access and the second one was an in only.

Commissioner Creech questioned if the detention was a dry basin. Mr. Coleman confirmed it was traditionally considered a dry basin with a natural grass but it needs to be hardier since it would be wet longer. Commissioner Creech questioned if it would be maintained. Mr. Coleman was unsure that it would be cut. He explained it would be clearly defined when they go through the engineering process.

Chairman Pro Tem Johnson took a poll if the Commission agreed for the concept to move forward.

Commissioner Creech: in favor
Commissioner Kalis: in favor
Commissioner Dorband: in favor
Commissioner Blinova: in favor
Commissioner Powers: in favor
Commissioner Johnson: in favor

The vote was 6-0 in favor of moving forward with the concept.

8. APPROVAL OF MINUTES – February 22, 2018 (including findings for Docket Nos. 2017-18 and 2018-2)

Commissioner Powers moved, seconded by Commissioner Blinova to approve the minutes dated February 22, 2018 as presented. The motion was approved by a voice vote.

9. OTHER BUSINESS

Commissioner Creech questioned the status of the old Garden Fresh site. He felt it had been torn down for a longtime and the concrete pad was remaining and unsightly. Ms. Jones stated there were no applications on file.

Commissioner Dorband announced the State of the Village is on March 14th with guest speakers President Horcher and Mayor Helmer. It is at the Ramada at 1090 Milwaukee Avenue. Tickets are available at the Chamber of Commerce.

Commissioner Blinova congratulated women for International Women's Day.

Commissioner Powers announced he would not be present at the March 22nd meeting.

Chairman Pro Tem Johnson announced work started again at the Whitley.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:30 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,



Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 03.16.2018
FOR APPROVAL ON 03.22.2018**